



THE
A-TEAM

**RE/MAX
FIRST**

242053 176 Street, Rural Foothills County T1S 2P7

MLS® #: **A2200717**

Area: **NONE**

Listing Date: **03/13/25**

List Price: **\$1,700,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Rural Foothills County**
City/Town: **1990**

Year Built: **1990**
Lot Information
Lot Sz Ar: **553,212 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Garden, Landscaped, Many Trees, No Neighbours Behind, Private, Secluded, Sloped, Views, Wooded Triple Garage Attached

Finished Floor Area
Abv Sqft: **3,343**
Low Sqft:
Ttl Sqft: **3,343**

DOM

1
Layout
Beds: **4 (2 2)**
Baths: **5.0 (4 2)**
Style: **Acreage with Residence, Bungalow**

Parking
Ttl Park: **3**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler, In Floor, Forced Air, Heat Pump, Natural Gas**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **Awning(s), Balcony, BBQ gas line, Fire Pit, Garden**

Construction: **Stucco, Wood Frame**
Flooring: **Carpet, Hardwood, Tile**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Range, Central Air Conditioner, Dishwasher, Disposal, Dryer, Gas Cooktop, Refrigerator, Trash Compactor, Washer, Window Coverings, Wine Refrigerator**
Int Feat: **Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar**
Utilities: **Electricity Available, Natural Gas Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title:
Fee Simple
Legal Desc:

9012167

Zoning:
CR

Remarks

Pub Rmks: **Once in a blue moon does an acreage (12.7 acres) come on the open market that has so many outstanding features! FIRST of all there is a captivating WESTERLY ROCKY MOUNTAIN VIEW that is breathtaking! PRIVATE,PRIVATE PRIVATE LOCATION on a quiet dead end road ADJACENT to the Cross Conservatory and fully TREED! LESS THAN 15 minutes to SW CALGARY! Not only is the Land spectacular, there is a 3343ft2 Executive BUNGALOW with a full walkout basement (2024ft2 developed). This 1990 once elegant home was custom built by the original owners and can now be an interior designers or renovators dream project!! The sky is the limit to what you could achieve here! Let your imagination run and then sit back and enjoy the transformation created with your own ideas and sweat equity! This is truly a special project for creative individuals! Come have a look soon and start enjoying the Country Lifestyle. OPEN HOUSE Sunday March 16/25 1-4:30pm**

Inclusions: **N/A**
Property Listed By: **RE/MAX Landan Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











